

**Community Preservation Committee
Meeting Minutes
January 29, 2018
7:00PM**

Town Hall Annex. Second Floor Conference Room

In attendance were: Andrew Bengtson
Eugene Benson
Eric Helmuth
Leslie Mayer
Richard Murray
Charles Tirone
Ann Woodward

Not in attendance: JoAnn Robinson

Also in attendance: Jim Feeney, Assistant Town Manager
Amy Fidalgo, Management Analyst
Dean Carman, Treasurer
Brian Rehrig, Capital Planning Committee
Joseph Curro, Chair, Board of Selectmen
Ginna Reeder, Hardy School Council
Jennie French, Hardy School Council
Kristin DeFrancisco, Hardy School Principal
Kate Leary, Hardy School parent
Michele Phelan, Hardy School parent
Josh Smith, Hardy School Council
Sarah Tuttle, Mill Brook abutter
Don Vitters, Park and Recreation Commission

1. Eric Helmuth opened the meeting at 7:00pm. The meeting minutes of January 16, 2018 will be reviewed and approved at a later date.
2. Hardy Elementary School Playground Study: Kristin DeFrancisco, Principal of Hardy School, introduced herself and the attendees that came in support of the Hardy Playground project. She pointed out that over the past five years the student population at Hardy has grown by 100 students. The renovation will add six classrooms to the school. Kate Leary presented a slideshow for the Committee. Kate Leary reviewed the enrollment growth from 2001 to 2013, and reviewed the current plans for the playground enhancements on the Lake Street side of the school. The Lake Street side playground will be completed this summer, and the school already has funding for this side. Kate Leary reviewed the budget and timeline for the Chandler street side; the school hopes to begin the engagement process in the fall of 2018 and start performing work in the summer of 2019.

Eric Helmuth asked if there was going to be enough time to develop consensus in order to start construction on the proposed schedule. Kate Leary said the exact timeline might not be met, but they felt confident that this was a good draft timeline. Kristin DeFrancisco said that the engagement process for the Lake Street side has been helpful for preparing for the Chandler Street side. Andrew Bengtson asked if Finegold Alexander has a landscape architect working on

the project. Jim Feeney confirmed. Eugene Benson asked about the black netting along the Lake Street side. Kristin DeFrancisco said that she had wanted this to be athletic sport netting to prevent balls from going into the street, but it was expensive and took a long time to ship. The current netting is a temporary fix, and will come down when the Lake Street side is completed. Eugene Benson asked about the need for a deed restriction on this property; Eric Helmuth stated he talked to the CPA Coalition and a deed restriction is only needed if CPA funds were used to acquire the property. Kate Leary discussed heat island mitigation and the potential to look into how to connect both the Chandler Street playground and the Lake Street playground. Leslie Mayer asked clarification on the expected deliverables, and asked if the applicant had considered waiting until the construction is completed before looking at this space. Kristin DeFrancisco said they felt confident that their timeline will work with the addition and discussed the deliverables. Leslie Mayer asked for more information on who will be the point person for this project. Kate Leary said John Danizio will be the point person for the School, Jim Feeney will be involved for the Town side, and hopefully the new Facilities Director will be involved as well. Kristin DeFrancisco confirmed for the Committee that the playground would be open to the public outside of regular school hours.

Eric Helmuth asked what would happen if CPA does not fund this study. Kate Leary said the school department would work with a playground design company to buy equipment without as much thoughtfulness. Brian Rehrig stated that the Capital Planning Committee has a placeholder for funding the Lake Street side for \$200k in FY19. There is currently \$300k for the Chandler side, and the CPC strongly hopes that this money is used after the study process gets funded by the CPAC. The money for the Chandler side is not necessarily contingent on the CPA funded study. Dean Carman stated that if the study does not get funded, there is the potential to have a playground developed that will run into further issues in the next few years. The hope is that a study will produce a thoughtful playground that will not need to be redone for some time. Joseph Curro asked for further information on the public engagement plan. Kate Leary said there will be signage, public meetings and town alerts, as well as discussions with parents, children, and outreach to parents who will have kids in the school in the future.

3. Mill Brook Linear Park Pilot Phase II: Amber Christoffersen reviewed the study area, and the goals and outcomes of the project. A large portion of the land surrounding the Mill Brook is privately owned by 993 Massachusetts Avenue. Amber Christoffersen reviewed the work that has been completed in Phase I of the project. A meeting with abutters was held in January 2018 with the goal to have people along the brook get involved in the process. Amber Christoffersen pointed out that the original budget estimate for Phase II from Weston and Sampson has been revised. Chuck Tirone asked for clarification on the path since the Conservation Commission would need to be involved. Amber Christoffersen said their focus is to get the Town owned side opened up first before developing any path. Currently, MyRWA is working on streambank restoration and erosion. Eugene Benson asked if MyRWA has had any discussions with 993 Mass Ave. Amber Christoffersen said only informally at this time. There is a five person trustee board, and one person is now a member of steering committee for this project. The Committee discussed the importance of planning for a 100-year flood, and how that would influence potential boardwalk planning. The Committee discussed properties surrounding the Mill Brook that are privately owned. Leslie Mayer provided a brief history of recreation equipment at the site. Amber Christoffersen confirmed that the tennis courts will remain onsite. Ann Woodward asked for more information on MyRWA's public outreach plan. Amber Christoffersen said the majority of their alerts have been coordinated through Arlington's email alert system, through

their website (<https://mysticriver.org/millbrook>), Facebook and Twitter.

4. Arlington Reservoir Design/Engineering/Phase I Construction: Jon Marshall reviewed existing conditions of the bathing beach and parking area at the Reservoir. The area has erosion issues by the beach, lack of accessibility, pathway erosion, and exposed roots, among other things. Jon Marshall reviewed the public engagement process to date, and provided a summary of public input about what people wish they could see more of at the Reservoir. Jon Marshall presented the budget of this portion of the project, and the Reservoir project as a whole. The pump building and equipment costs were discussed as the cost is significant. Jon Marshall pointed out that Weston and Sampson provided revised figures for the pump building, and he will pass this information along to the Committee once it is reviewed. Jon Marshall discussed the extent to which the pump house needs to be renovated. Andrew Bengtson said he appreciated the updated information on the pump house since the original estimates were so high. Jon Marshall added that if estimates for the pump house come down, he will reduce his overall request to the Committee. The Committee discussed the upgrades to the water filtration system that will be completed. Jon Marshall stated that the water quality will be improved with these changes. Chuck Tirone commented that he would like to see this project and the future Hurd Field project incorporate the Mill Brook. Joseph Curro asked if coaches have been approached to discuss the running trails. Jon Marshall said he talked to the coaches who have programs being run at the Reservoir to get input.

Brian Rehrig said it was great that the Town is looking at the Reservoir on such a large scale. He said that the Capital Plan includes a \$2m placeholder in FY20, with the understanding that CPA funding and other grant funding will need to be balanced. Jon Marshall confirmed and said that the department was looking for grant opportunities currently; Leslie Mayer reviewed other fundraising opportunities for this project.

5. Adjournment: The meeting minutes will be approved at a later date. Leslie Mayer moved to adjourn at 9:00pm. Andrew Bengtson seconded. All voted in favor.